



THE VILLAGE AT SQUAW VALLEY



SPECIFIC PLAN

APRIL 2015

DRAFT





PUBLIC SERVICES & UTILITIES

The Public Services and Utilities component of the Specific Plan includes a variety of public and private services and utilities to support the needs of the Plan Area. Services include law enforcement, fire protection, solid waste collection and disposal, public schools, libraries and County services. The utilities include water, wastewater, drainage, and dry utilities for electrical service, telephone, cable TV, and propane gas.

The Specific Plan defines how and where services are to be provided within the Plan Area. The proposed improvements shown are conceptual, based on the land use plan. These conceptual improvements are reflective of the extent of services and utilities needed to serve the Specific Plan at full development. The exact sizing and location of proposed utilities will be determined during each phase of the project. However, final infrastructure improvements shall closely follow designs illustrated in the water, wastewater and drainage plans provided in this section. These services have been planned so that they can be phased to adequately support the development as it occurs.

There are existing utilities in the Plan Area that, to the extent practical and feasible, will be utilized in conjunction with the proposed infrastructure.

6.1 PUBLIC SERVICE AND UTILITIES GOALS AND POLICIES

- Goal PU-1: Create a comprehensive system of public services and utilities that accommodates the development within the Plan Area.
- Goal PU-2: Conserve and protect resources through the use and implementation of efficient utility system designs and technologies.
- Goal PU-3: Minimize the risk of loss of life, injury, and damage to property and resources resulting from unwanted fires.

UTILITIES POLICIES:

- Policy PU-1: Build the necessary water, wastewater, and drainage infrastructure and dry utilities to serve the Plan Area with each phase of development.
- Policy PU-2: Encourage the use of water in an efficient manner, reduce wastewater flows through the use of water efficient fixtures consistent with the Uniform Plumbing Code, and incorporate storm water Best

mutual water company option removed

Management Practices (BMPs) and low impact development (LID) through cost effective design and feasible construction techniques.

Policy PU-3: **Work with the Squaw Valley Public Services District** to develop a well field and operational approach that minimizes drawdown on municipal and private wells, and does not substantially diminish flows in Squaw Creek.

Policy PU-4: Promote and encourage recycling of consumer and business waste in order to reduce landfill requirements and lengthen service of existing landfills. Incorporate recycling programs and inform guests about conservation opportunities and programs.

Policy PU-5: Provide for fire, police, and other community services adequate to serve the needs of the Plan Area.

Policy PU-6: Implement Best Management Practices (BMPs) and Low Impact Development (LID) measures that will protect surface water quality and contribute to the Total Maximum Daily Load (TMDL) goals for Squaw Creek and the Lower Truckee River.

Policy PU-7: Implement erosion control and water quality measures identified in the Placer County Storm Water Management Manual and Grading Ordinance and Low Impact Development Guidebook, including the

<u>SERVICE</u>	<u>AGENCY/PROVIDER</u>
PUBLIC UTILITIES	
Water	Squaw Valley Public Service District
Wastewater	Squaw Valley Public Service District / Tahoe Truckee Sanitation Agency
Drainage	Placer County for public roads; otherwise drainage facilities are provided by private entities
PUBLIC SERVICES	
Public Schools (K-12)	Tahoe Truckee Unified School District
Law Enforcement	Placer County Sheriff's Department (PCSD)
	California Highway Patrol
Fire Protection	Squaw Valley Fire Department
Solid Waste Collection	Tahoe Truckee Sierra Disposal Company, Inc.
Libraries	Placer County
County Services	Placer County
DRY UTILITIES	
Propane	AmeriGas
Electrical Service	Liberty Energy
Telephone	AT&T, Verizon, T-Mobile
Television & Broadband	Suddenlink, DirecTV

TABLE 6.1- SERVICE PROVIDERS

SIX - PUBLIC SERVICES & UTILITIES

Guidebook section for LID Site Design and Run-Off Management Measures for Placer County in the High Sierra Areas.

Policy PU-8: All new dry utilities shall be underground and coordinated with utility providers regarding location and size of new facilities to serve the Plan Area.

Policy PU-9: Coordinate with utility providers to ensure existing service is uninterrupted.

Policy PU-10: To the extent feasible, the project will explore the use of alternative energy initiatives which could include Micro-Hydro Electric, Wind, and Solar technologies as they become an economically viable resource.

6.2 WATER SUPPLY AND DISTRIBUTION FACILITIES

6.2.1 WATER SUPPLY PLANNING

The aquifer beneath the valley floor provides domestic and irrigation water supply for four primary users: Squaw Valley Resort, Squaw Valley Public Service District, the Squaw Valley Mutual Water Company, and the Resort at Squaw Creek. There are also several minimal use wells in the Valley that draw from the aquifer.

The Plan Area is located within the Squaw Valley Public Service District (SVPSD) boundaries. The District was organized under the

provisions of Division 12 of the Water Code, and incorporated in the State of California on March 30, 1964.

The groundwater basin technical analysis prepared indicates that there is sufficient water within the aquifer to meet the project demands, along with the water demands of existing and other future users. Therefore, the Specific Plan development will be served by groundwater, **obtained from the SVPSD.**

6.2.2 WATER SUPPLY AND

↑
mutual water
company option
removed

Water supply will be delivered to the project from strategically placed wells that will optimize the draw from the aquifer, and work in concert with existing wells in the Valley. Existing wells will be utilized and incorporated into the project where the land use plan can accommodate the current location. The existing wells that are not incorporated into the system will be abandoned per State and County standards.

Water will be distributed within the Plan Area via looping pipelines generally located within the roadway system and pedestrian network. The distribution system consists of six inch to twelve inch diameter mains as illustrated in Figure 6.1- Conceptual Utilities Plan - Water. All water improvements will be constructed to State Water System Standards using a phased approach.



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